

## Rosenberg Corey

---

**From:** David Fawcett <fawbro@ccountry.net>  
**Sent:** Thursday, May 04, 2017 12:03 PM  
**To:** SHS Exhibits  
**Subject:** Vote No on HB 2004-A

Dear Sirs and Madames:

I am a small landlord in Jackson County, Oregon. I purchased two four-plexes in 2008, five months before the financial melt-down and recession. It was difficult to find qualified renters for the first 3-4 years. Now the economy has recovered and the situation is reversed. I currently have over 100 inquiries for a 2 bedroom apartment due to lack of vacancies. Rents have increased based on scarcity. A quick review of the HB 2004-A indicates the intent of the bill is to correct a market condition by penalizing landlords. Limiting a landlords ability to give notice to a tenant who's circumstances have changed, or is just not working out is counter-productive, and will lead to tighter acceptance requirements. Over 50% of interested renters are first time, with limited or no rental history. Many others are moving from out of state.

Please vote no on HB 2004-A, as the envisioned limitations on landlord abilities to give tenant notice will be counter-productive. In addition, instructions to cities to set up rent control will create negative unintended consequences, such as loss of incentive to maintain facilities, as it has historically in New York and other locales.

The imbalance of rental units and renters is real, and requires real solutions. Creating new, affordable rental units is the only viable solution. When the number of rental units available equal the number of renters in a particular city, the rental market will stabilize, and price increases will slow and halt. The economy of supply and demand dictate this. Here are some suggestions for a new bill to help correct the imbalance:

1. Encourage development of multi-family developments through incentives, zoning, and elimination of development red-tape, especially for lower cost units.
2. Set up a fund to help first time renters with move-in costs, encouraging landlords to take a chance on unproven tenants.

Again, please vote no on HB 2004-A, as the negative consequences to landlords will far outweigh any perceived benefits to tenants.

Thank You,

Dave Fawcett  
810 Leonard Street  
Ashland, OR 97520  
541-944-5318  
fawbro@ccountry.net